

District I Advisory Board Minutes

August 3, 2015

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The District I Advisory Board meeting was held at 6:30 p.m. at the Atwater Neighborhood Resource Center located at 2755 E. 19th St. N., Wichita, KS, 67207. Six Board members, 11 staff and 18 members of the public were present.

Members Present

David Buckmaster
Twila Chaloupek
Aaron Mayes
Janice Rich
James Roseboro
Bill Wynne
Council Member Lavonta Williams

Staff Present

Officer Matt Lowe, WPD
Officer Tammie Doshier, WPD
Officer Greg Feuerborn, WPD
Juliann Kallman, PW
Dale Miller, MAPD
Lt. Micah Hoelscher, WFD
Paul Gunzelman, PW
Scott Knebel, MAPD
Shawn Mellies, PW
Janet Johnson, CMO
Karen Sublette, CMO

Members Absent

Beverly Domitrovic
Dan Heflin
Brandon James
K.C. Ohaebosim
Janet Wilson

Guests

Listed on last page

Order of Business

Call to Order

Meeting was called to order at 6:30 p.m. DAB members were sworn in by City Clerk Karen Sublette. Council Member Williams presented a certificate of appreciation to outgoing DAB member Janice Rich.

Approval of Agenda

Motion to approve the agenda submitted. **Motion carried 6:0.**

Approval of Minutes

Motion to approve the minutes submitted with one correction. **Motion carried 6:0.**

Public Agenda

Agenda Items

None

Off Agenda Items

Russ Pataky expressed his concern over the Wichita Water Utility being privatized. He said it's a bad idea and there are no efficiencies to be gained by doing this. He asked that the City Council not privatize the management of the water utility.

Staff Reports

Fire Report

Lt. Micah Hoelscher reported July 4 and the remainder of the month remained fairly quiet. He said there were two fireworks related injuries this year and only nine fires, but those fires resulted in \$1.3 million in damages.

Police Report

Officer Greg Feuerborn, Patrol North 43 Beat, reported the Summer Activity camps closed with a successful cook-out for the kids. Other significant items include what was deemed a justifiable homicide in the 1600 block of N. Lorraine; working with HUD in addressing issues at Calvary Towers; Larceny special response team cleared 20 cases; drive-by in the 2600 block of N. Holyoke – no suspects yet.

Officer Tammie Doshier, Patrol South 25 Beat, gave a statistical report on crime in the 21, 23 and 25 beats. She said she is continuing to address the nuisance violations in Beat 25.

Officer Matt Lowe, Patrol East, 31 Beat, also gave a statistical report on crime in the East Bureau. 31 Beat was up in non-residential burglaries; 32 Beat was down in auto thefts and residential burglaries, 33 Beat was down in residential burglaries (this is the one that saw the significant decrease from 16 to 9), but up in robberies; 37 Beat was down in auto thefts and robberies; 38 Beat was down in aggravated assaults, auto thefts, residential burglaries and robberies and up in non-residential burglaries.

Action Taken: Receive and File.

Old Business

21st and Oliver design concept

Paul Gunzelman, Public Works Engineering, presented the design concept after the DAB asked Public Works Engineering to meet with citizen groups and then return to the August meeting with proposed resolutions to identified issues. The intersection of 21st Street and Oliver is currently signalized with single left turn lanes on all approaches and free-flowing right turn lane for westbound traffic that can cause safety issues with pedestrian traffic. The intersection is in need of upgrades in conjunction with the development of Wichita State's Innovation Campus and the anticipated increase in traffic counts. The design concept of the proposed improvements being considered consist of the following:

- New traffic signals, brick crosswalks and connections to existing sidewalks;
- Dual left turn lanes on all approaches; and
- Dedicated right turn lanes on all approaches
- 10' wide multi-use path on the west side of Oliver

The intersection will be open to traffic throughout construction in at least one direction; left turns at the intersection will be prohibited. Construction is planned to begin in spring 2016 and be completed in late 2016. The proposed 2015-2024 CIP includes funding in the amount of \$500,000 for 2015 and \$3,500,000 for 2016 for total of \$4,000,000. The funding source is General Obligation Bonds.

Gunzelman reported that they had several meetings with individual and citizen groups to address concerns that came up at the July DAB meeting. He also detailed a number of drainage improvements that will make a big difference in the area.

Citizen: Last time we talked about the trees on the west side of Oliver; are those still going to have to be removed? **A:** Yes, we will have to remove some of them for the sidewalk construction.

Citizen: This is the first time I've heard about the electric poles being moved closer to the church. Last I heard Westar had not yet made a decision on how they are going to handle it. **A:** That is correct – they have not yet made a decision.

Citizen: I appreciate what Engineering is doing. The drainage represents a large scale improvement and I am happy with the concessions the City has made.

Citizen: I'm still not satisfied with the double turn lane – I think it's premature. The Innovation Campus is a long-term deal and we don't know that it's ever going to happen. I think single turn lanes are enough; 21st and Woodlawn is much more dangerous than this intersection.

DAB: At the last meeting it was brought up that the brick/paver crosswalks don't hold up. Are you still going forward with that plan? **A:** We are still looking at those. We aren't happy with the durability at some of the recent intersections we've done that way.

Citizen: I echo Steve's appreciation, but I also don't like the double turn lanes.

DAB: What is happening with the golf course? **A:** It's gone.

Action Taken: Roseboro/Buckmaster made a motion to recommend approval of the design concept. Motion carried 6-0.

New Business

CON2015-00024

Dale Miller, Metropolitan Planning Department, presented a request for a conditional use to operate a group residence, limited, on the MF-29 Multi-Family Residential (MF-29) zoned site located approximately 62 feet north of 14th Street North on the east side of Hillside Avenue; Unified Zoning Code (UZO), Sec.III-B.8.c.1. A group residence, limited, is a residential facility occupied by six to 15 persons providing cooking, sleeping and sanitary accommodations for a group of people, not defined as a family, on a weekly or longer basis. Typical uses include fraternity or sorority houses, dormitories, residence halls, boarding or lodging houses, children's homes, and emergency shelters for the homeless and for victims of crime, abuse or neglect. The term group residence does not include Group Homes or Correctional Placement Residences; UZO, Sec.II-B.5.i and Sec.II-B.5.k. The applicants' non-restrictive facility is for juvenile males (less than 18-years old), that is proposed to provide a 24-hour residence plus services, such as education coordination, cognitive behavior intervention, daily life skills, etc. A non-restrictive facility does not prohibit the facilities occupants from comings and goings

The proposed maximum occupancy of 12-14 in a proposed 1,698-square feet residence is high and will have to approved by the Fire Department and the Metropolitan Area Building and

Construction Department. Planning staff recommended that the request be approved, with the five listed conditions:

DAB: What age are the residents? A.: 12 to 18.

DAB: What kind of staffing will you have? A.: There will be two staff on each shift with 24 hour supervision.

DAB: Do you have any experience in this? A: Yes, we have another residence at 2700 Conquest and we have had great success there so our goal is to expand. We've been in operation there since December of 2012. Thus far, all of our high school kids have graduated.

DAB: Are the boys involved in the legal system? A: They could be, but that's not the reason for their placement in our program; our residents are children in need of care.

DAB: What is the timeframe they can stay in your program? A.: It depends on each individual case.

DAB: How much demand is there for this service? A.: We could open two or three more houses today and fill them.

Action Taken: Roseboro/Wynne made a motion to recommend approval of the zoning change. Motion passed 6:0.

ZON2015-27

Dale Miller, Metropolitan Area Planning Department, presented the request. The applicant requested a zone change from PUD Planned Unit Development to GO General Office on the platted 46 foot (x) 106.75 foot (0.11-acres) subject site located east of Rutan Avenue on the south side of Victor Place. The subject site is located on Parcel 3 of the 6.1-acre Parkstone Planned Unit Development, PUD-26, and is currently the eastern portion of a parking lot. A zone change from PUD-26 to GO would remove the subject site from PUD-26 and its development standards. A zone change would also impact the current parking layout of Parcel 3.

If approved the GO zoning request would remove the subject site from PUD-26. Removing the subject site would disrupt the existing parking lot layout of PUD-26's Parcel 3, by reducing parking by the nine parking spaces located on the subject site. Removing the subject site could also reduce the available parking located on the abutting west parking, due to a possible lack of space needed to use the existing west abutting four parking spaces. The lack of development progress on the 6.1-acre PUD-26 since its approval in 2007, may be a reflection of the lack of a market for this type of mixed use development and a still slow economic recovery for Wichita from the previous decade's economic slowdown. Whatever the reasons, the largely undeveloped site is out of character with the vital College Hill neighborhood. The existing parking available to PUD-26 is more than enough for the existing development for the two, three story stone and simulated wood row houses located on approximately 0.66-acres. The rezoning would allow the applicant to expand his property, although access would currently be off of Victor Avenue, rather than Douglas Avenue, where the applicant's residence has access.

Planning staff recommended that the request for GO zoning be approved subject to the following provisions of a protective overlay:

- (1) Permitted uses are single-family residential, duplex, multi-family residential, general office, and commercial parking subject to Sec.III-D.6.cc.of the UZC.
- (2) The applicant shall provide direct access onto the subject site from the applicant's south abutting property, within a year of approval by the appropriate governing body.
- (3) The applicant shall construct a 6-8 foot solid wooden fence along the east property line of the subject site where it abuts residential properties within 90 days of approval by the appropriate governing body.

The request was denied by the MAPC.

The applicant, **Logan Pajunen**, used a PowerPoint to explain to the DAB what his intentions are for the property. He plans to build a three-car garage for his residence which is an adjacent property with an address of 3420 E. Douglas. He plans to build an apartment on top of the garage and said he would ensure the architecture of the structure would be a good fit for the College Hill area.

Action Taken: Wynne/Mayes made a motion to recommend City Council approve the zoning change. Motion passed 6:0.

Community Investment Plan

Scott Knebel, Metropolitan Area Planning Department, presented the final draft of the Community Investments Plan 2015-2035. In 2011, the City of Wichita and Sedgwick County initiated a process to develop the Community Investments Plan to replace the current joint City and County Comprehensive Plan which dates back to 1993. A more current and relevant plan is needed to help set public infrastructure investment priorities and provided a decision-making framework to guide future public investments out to the year 2035 in municipal buildings and infrastructure (e.g. libraries, public safety buildings, streets, bridges, parks, water supply, sanitary and storm sewer, culture, and recreation, etc.).

PLAN SUMMARY- What's new and/or significantly different compared with our existing comprehensive plan...

- A new *Plan Vision Statement* along with seven *Core Community Values* and five overarching *Plan Guiding Principles* to help set 'high-level' context and guidance for future land use development and investment in public infrastructure.
- A new *2035 Urban Growth Areas Map* and a *2035 Wichita Future Growth Concept Map*.
- A new *Wichita Urban Infill Strategy* to support and facilitate greater levels of infill and redevelopment in Wichita's mature urban areas - to meet market demand and capitalize on the City's existing infrastructure investments.
- A *Plan Elements* section containing 10 goals and 46 strategies that set overall infrastructure investment priorities across the categories of: *Funding and Financing*; *Transportation*; *Water, Sewer and Storm water*; *Arts, Culture and Recreation*; and *Public Safety*.
- A three-level *Infrastructure Investment Decision-making Framework* to systematically guide future public project spending decisions in a manner that supports community priorities, reflects willingness to pay, and is coordinated with market-driven growth.

Adopting the final draft *Community Investments Plan 2015-2035* involves no commitment of funding for the City of Wichita. Any City of Wichita funding of projects identified in the Plan will require future City Council action.

DAB: How is the County Commission going to view this proposal? A.: We have a meeting to present to them on the 18th.

Action taken: Mayes/Buckmaster recommended that the MAPC adopt the final draft *Community Investments Plan 2015-2035* as the new joint comprehensive plan for Wichita-Sedgwick County.
Motion carried 6:0.

Board Agenda

Updates, Issues and Reports

Several announcements were made on upcoming community events.

Adjournment

Motion to adjourn was made and seconded. Motion carried.

The next District I Advisory Board meeting will be held at 6:30 p.m., Sept. 14, 2015, at the Atwater Neighborhood Resource Center, 2755 E. 19th St. N.

Guests

Donald Hogg
Janet Diggs
Scott Langenberg
Garland Egerton
Julia Falke
Steve Falke
Earlene Condiff
Dana McElrath
Narvella McElrath
Russ Pataky
Liz Carson
Thom Scott
Brandon Johnson
Rip Gooch
Logan Pajunen
Larry Breshears
James Thompson
Tim Lionel